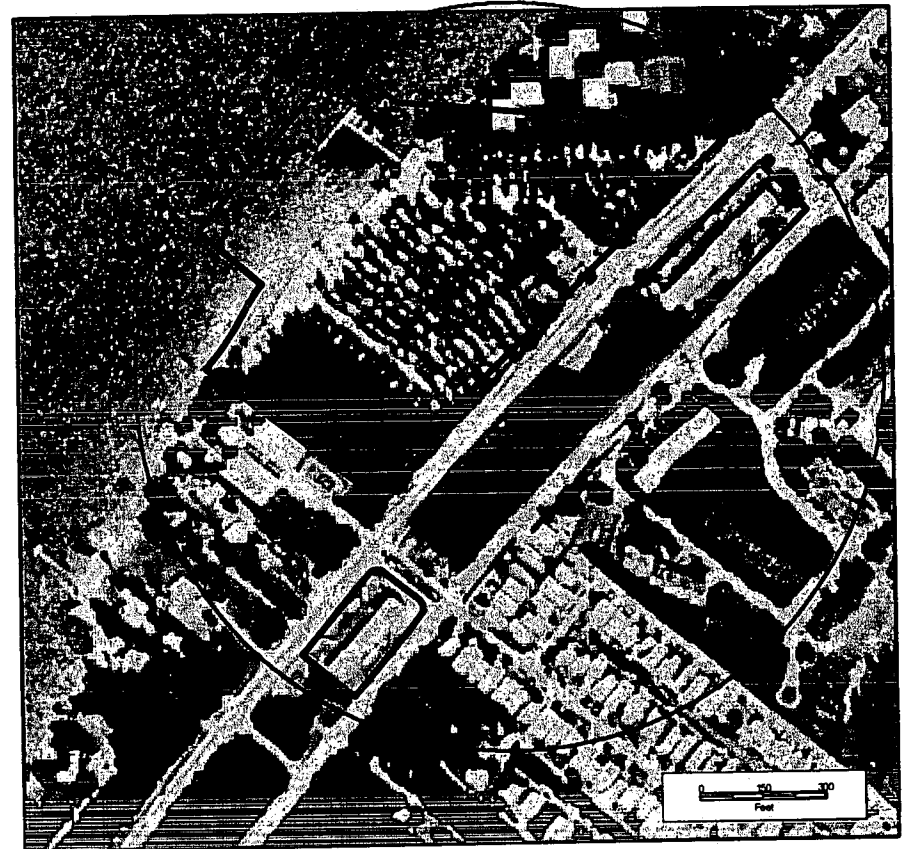
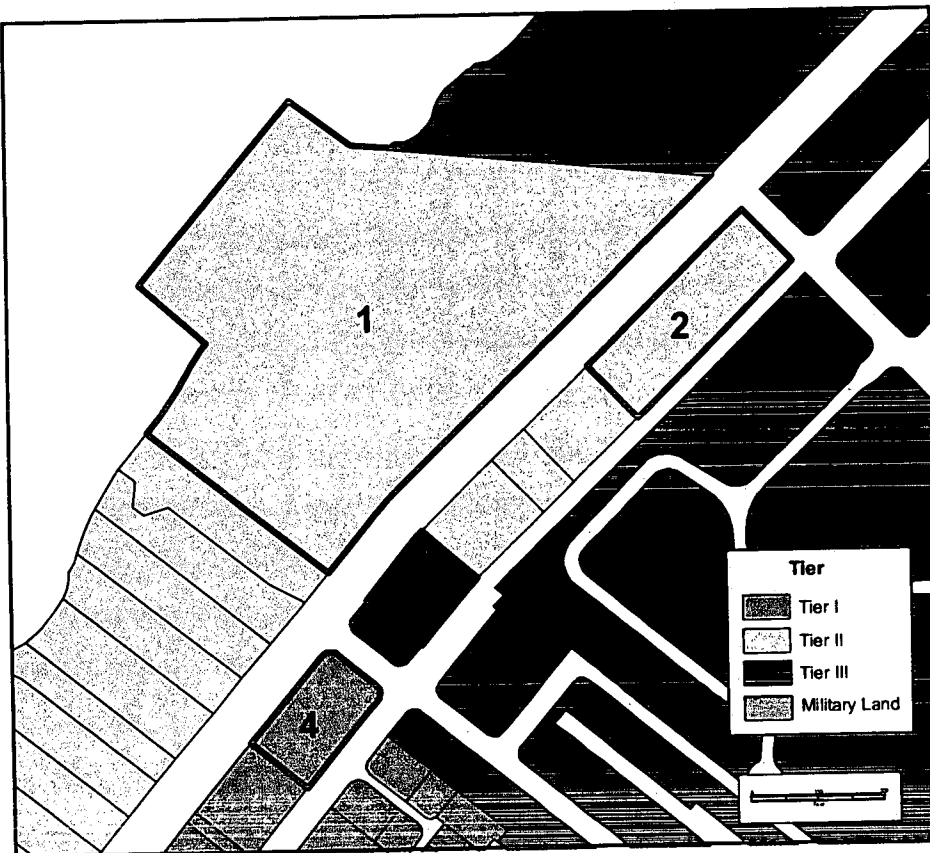
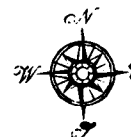
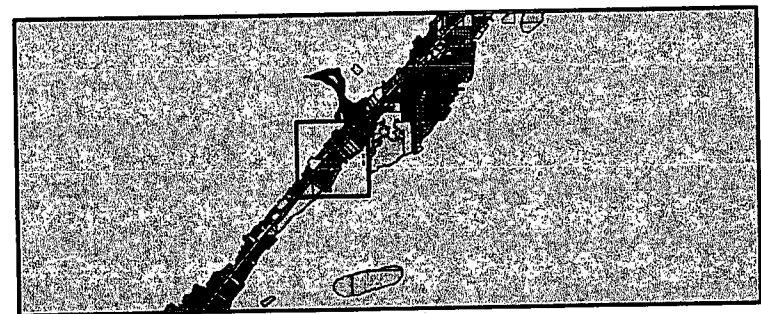


## Key Largo, Mandalay: Recommended Tier Change



### Key Largo, approximate mile marker 97:

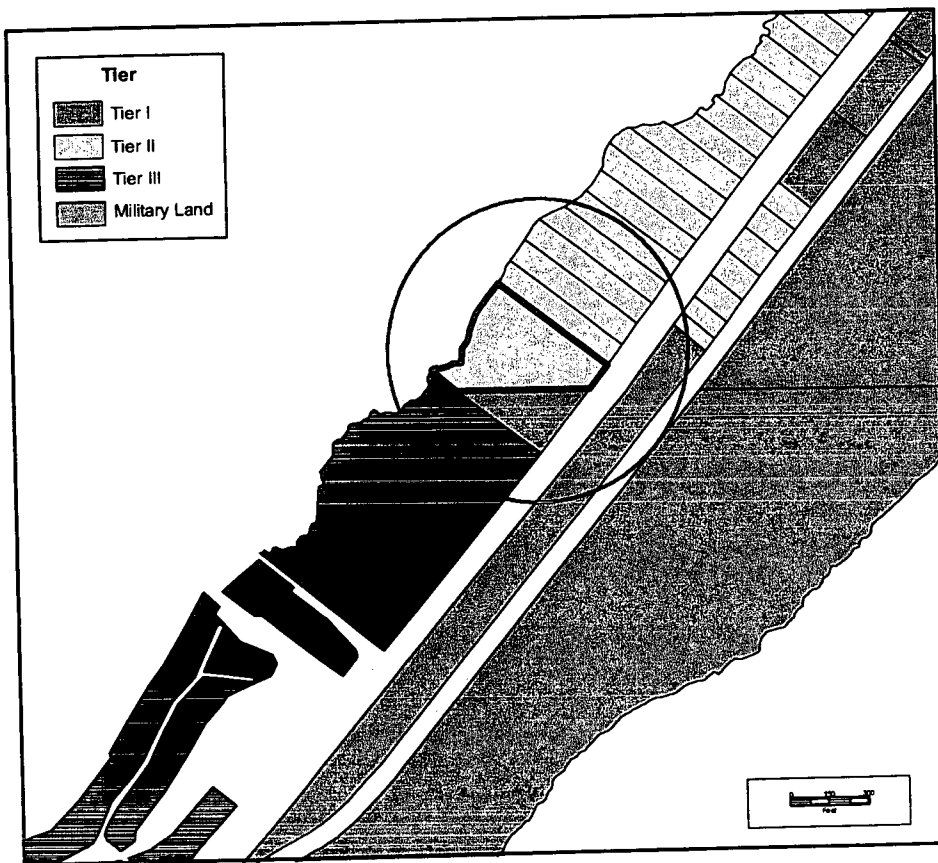
- 1) The development on this parcel is a high density recreational vehicle park and campground. This site was originally designated Tier II.  
**Staff recommends a change to Tier III.**
- 2) This parcel is developed and is located in the median of US 1. The site was originally designated as Tier II.  
**Staff recommends a change to Tier III.**
- 3) This parcel is adjacent to undeveloped Tier II lands. The original designation was Tier III.  
**Staff recommends a change to Tier II.**
- 4) This parcel is a developed and is located in the median of US 1. The site was originally designated as Tier I.  
**Staff recommends a change to Tier III.**



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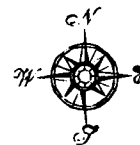
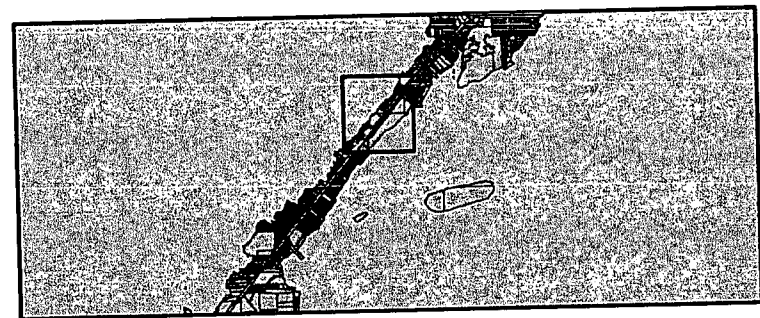
3/30/04

## Key Largo, Gov Lot 6: Recommended Tier Change



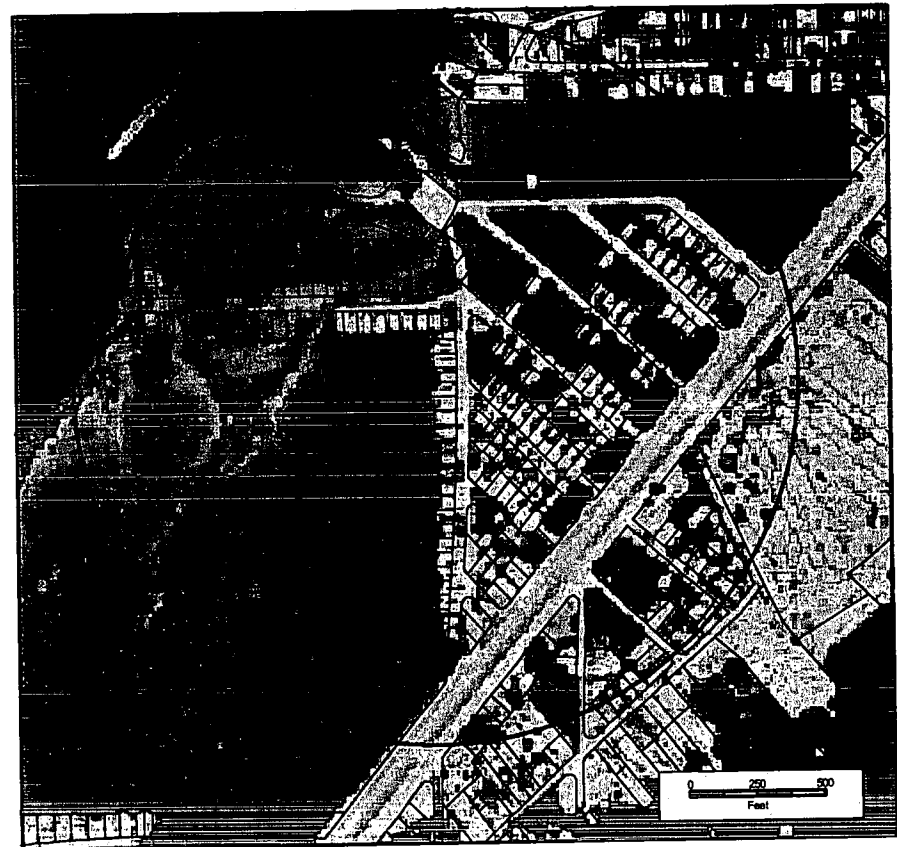
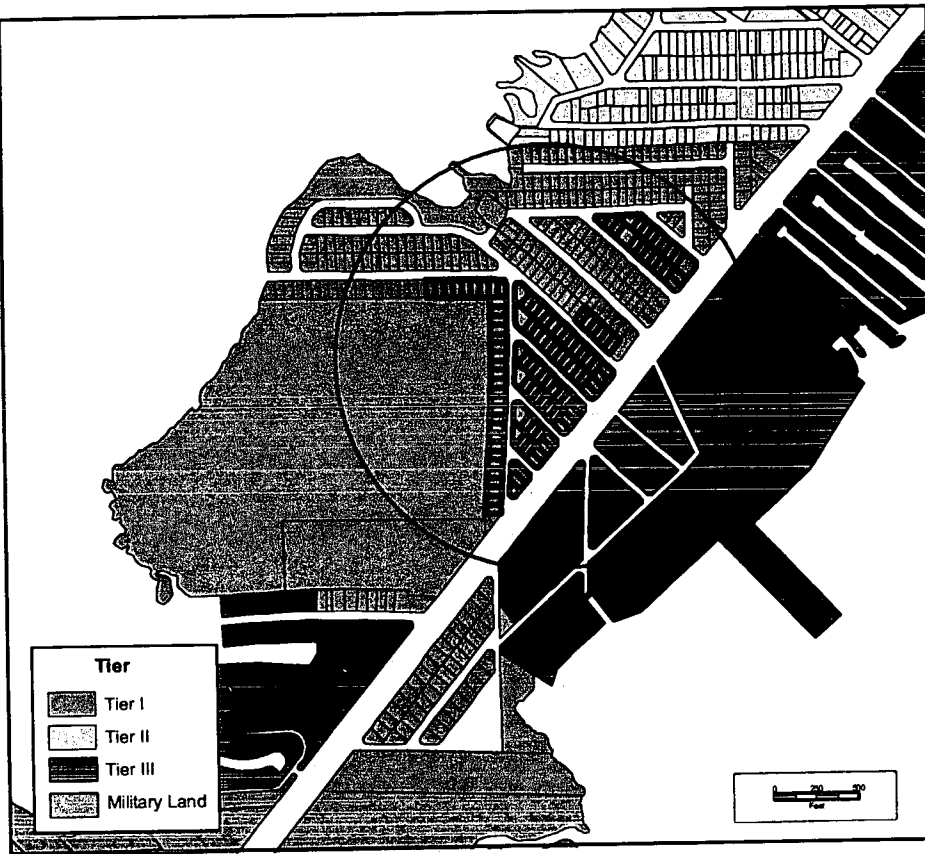
Key Largo, approximate mile marker 97:  
This parcel is adjacent to another vacant parcel  
of undisturbed upland habitat.

**Staff recommends a change to Tier I.**



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3/30/04

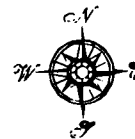
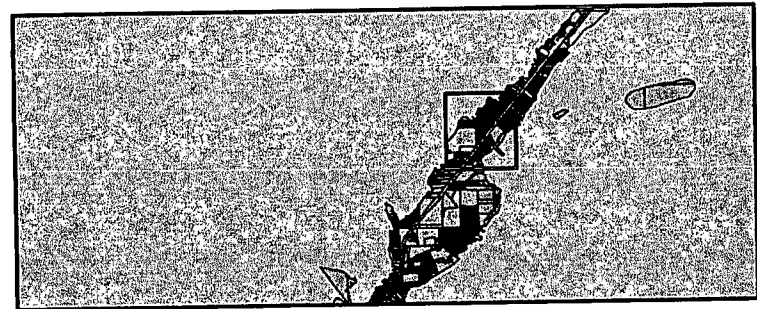
## Key Largo, Bay Haven: Recommended Tier Change



### Key Largo, approximate mile marker 95:

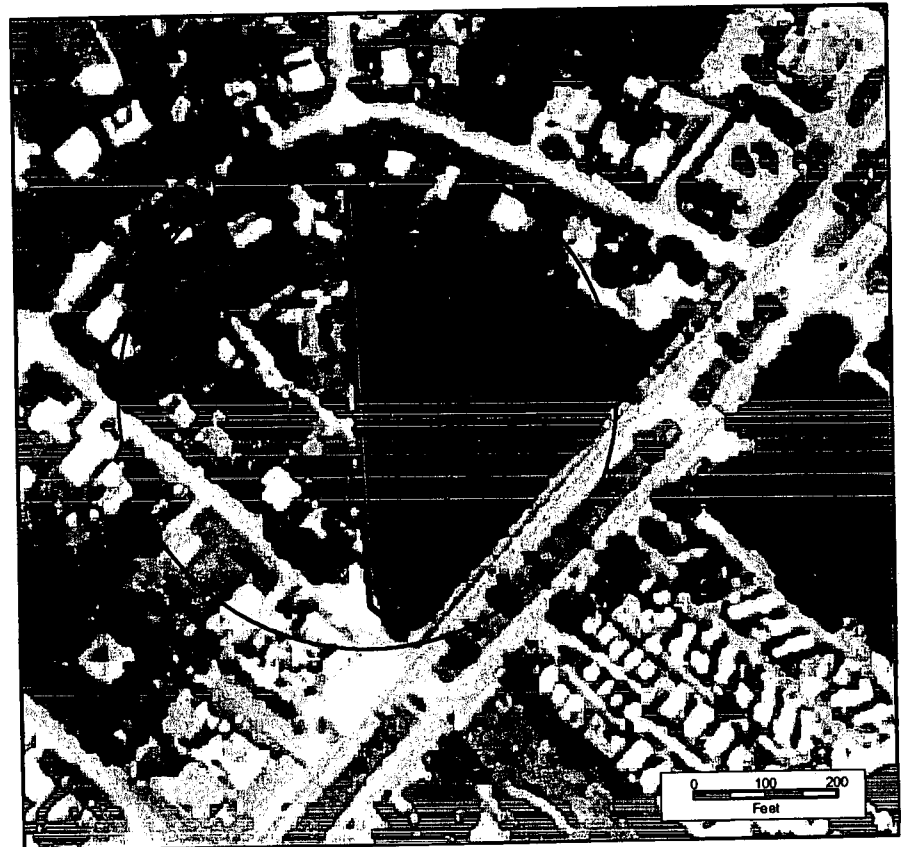
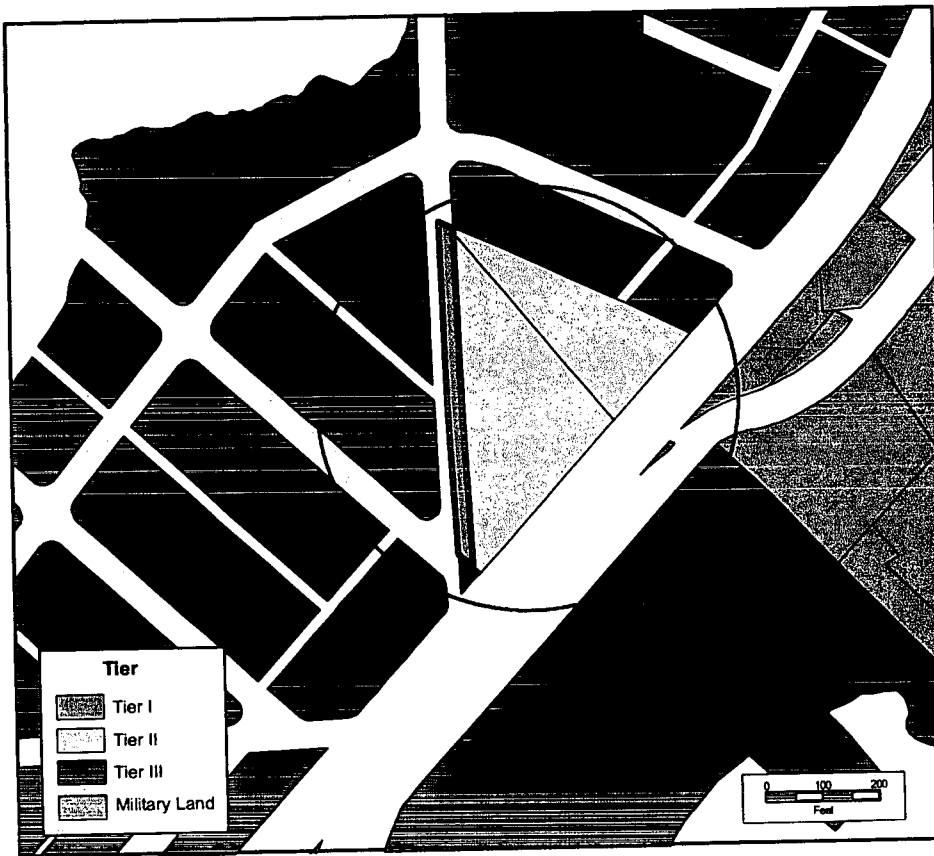
Dr. Ricardo Calvo recommended that the changes to this subdivision be made. Development occurs in clumps. He recommends changing the developed portions to Tier II and keeping the habitat as Tier I.

**Staff recommends the changes to Tier II.**



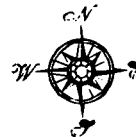
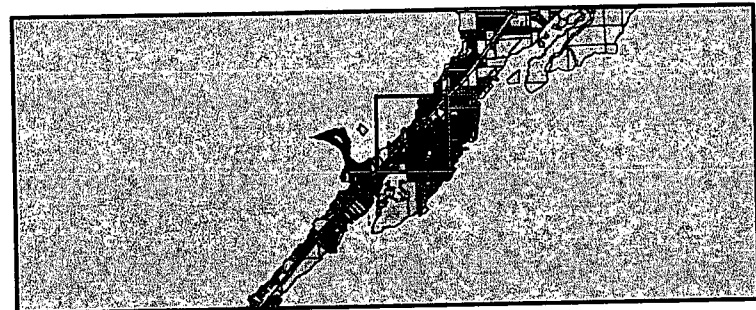
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3/30/04

## Tavernier : Recommended Tier Change



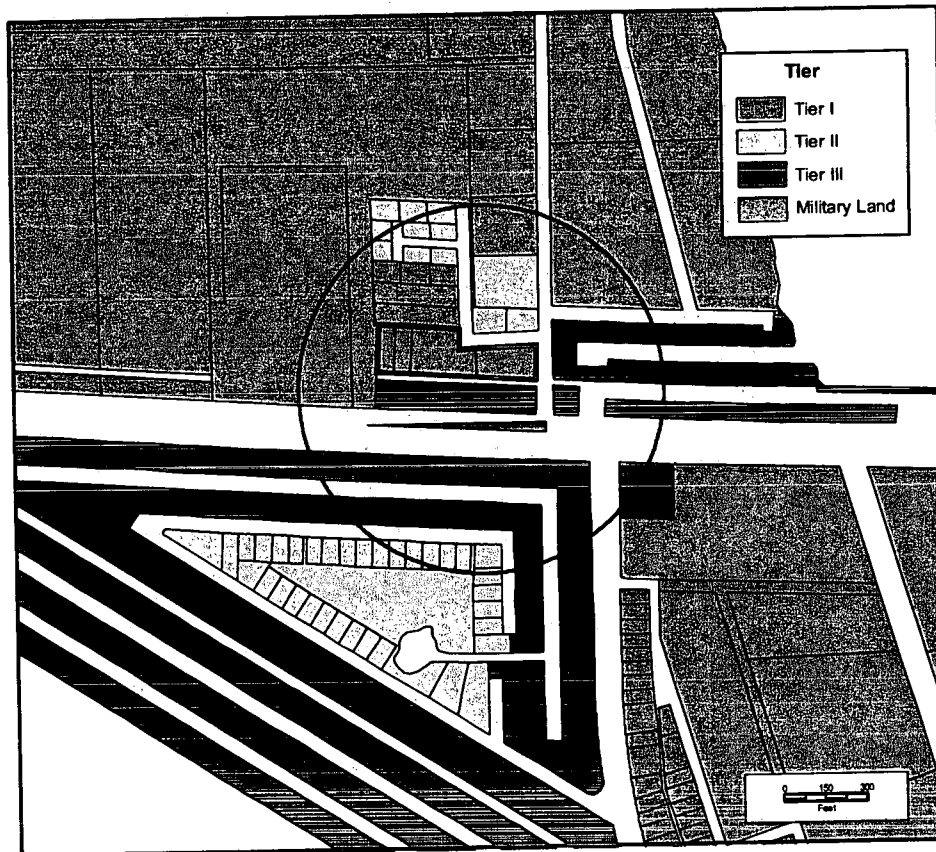
Tavernier, approximate mile marker 92:  
 This small parcel is adjacent to a large Tier II parcel.  
 The parcel is owned by the Department of Transportation.  
 Original designation was an editing error.

**Staff recommends a change to Tier II.**



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 3/30/04

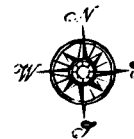
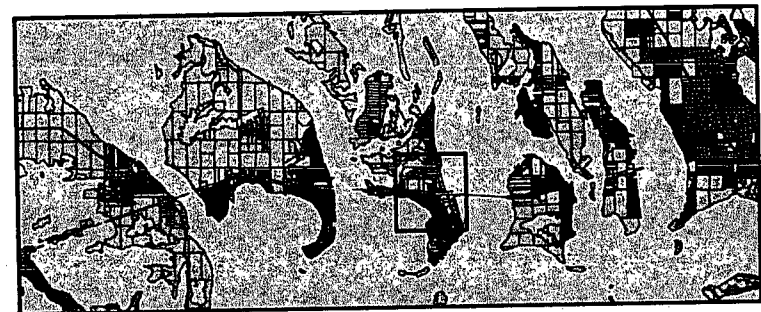
## Summerland Key: Recommended Tier Change



### Summerland Key, Approximate mile marker 25:

This property was originally designated Tier I. The property is zoned for commercial fishing and is currently scarified and being used for trap building and storage.

**Staff recommends a change to Tier III.**

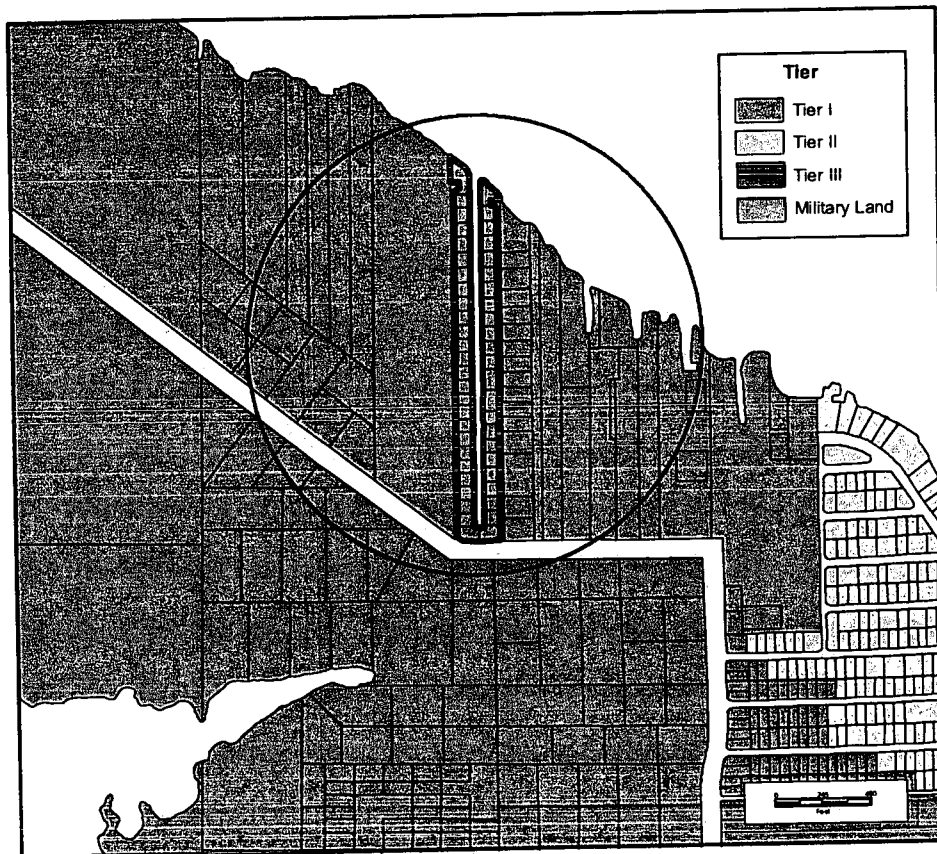


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3/30/04

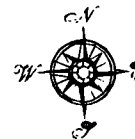
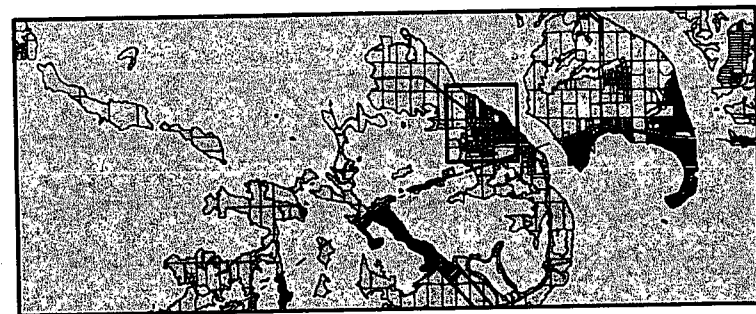


## Sugarloaf Key, Vacation Harbour: Recommended Tier Change



Sugarloaf Key, approximate mile marker 19:  
 This subdivision was originally designated Tier I. The subdivision is located in close proximity without natural buffers, to endangered species habitat and large areas of state owned conservation lands. While the subdivision is located close to habitat and is an isolated subdivision, it is over 50% built.

**Staff recommends a change to Tier II.**



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3/30/04

Planning Commission  
Resolution

**#P19-04**

## **RESOLUTION NO. 19-04**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION RECOMMENDING THE BOUNDARY OF CONSERVATION AND NATURAL AREAS (TIER I) AND INTERIM MORATORIUM REGULATIONS DEFERRING ROGO AND NROGO ALLOCATIONS IN THESE AREAS UNTIL LDR AND COMPREHENSIVE PLAN AMENDMENTS ARE DRAFTED AND ADOPTED BY THE COUNTY COMMISSION OR ONE YEAR, WHICHEVER COMES FIRST.

---

**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan (2010 Plan) in GOAL 102 requires Monroe County to direct future growth to lands most suitable for development and to conserve and protect environmentally sensitive lands and Objective 102.3 requires that new development occur where site disturbances and man's activities have fewer adverse effects on natural vegetation; and

**WHEREAS**, the Board of County Commissioners (BOCC) at a regular meeting on January 21, 2004 directed Growth Management staff to prepare an ordinance deferring ROGO and NROGO allocation awards in areas containing tropical hardwood hammock or pinelands of two acres or greater within Tier I - Conservation and Natural Areas (CNA), while staff prepares amendments to the 2010 Plan and the Land Development Regulations to further protect the ecosystem.; and

**WHEREAS**, the Planning Commission held two public hearings on the proposed deferral on March 10, 2004 and March 24, 2004; and

**WHEREAS**, the Planning Commission was presented with the following evidence, which by reference is hereby incorporated as part of the record of said hearing;

1. Staff report prepared on February 17, 2004 by K. Marlene Conaway, Director, Planning and Environmental Resources;
2. Proposed Board of County Commissioner ordinance deferring allocation awards in Conservation and Natural Areas (CAN) and maps designating the boundaries of the (CNA) to the Monroe County Land Development Regulations; and
3. The sworn testimony of the Growth Management Staff; and
4. Comments by the public; and

**WHEREAS**, the Planning Commission has made the following Findings of Fact based on the evidence presented:

1. The Carrying Capacity Study, completed in September 2002, concluded "that land



development in the Florida Keys has surpassed the capacity of upland habitats to withstand further development”; and

2. Goal 105 Smart Growth was adopted by the Board of County Commissioners in 2001 to provide a framework within the 2010 Comprehensive Plan to implement the Carrying Capacity Study; and

3. The LDR and Comprehensive Plan amendments to implement the protection of the terrestrial ecosystem are incomplete and the loss of valuable native habitat is continuing as development in these areas continue; and

4. This deferment will provide protection to the natural environment while providing additional time to incorporate a comprehensive legal and financial review of the proposed amendments and to identify dedicated funding sources for land acquisition; and

**WHEREAS**, the Planning Commission has made the following Conclusions of Law based on the evidence presented:

Based on the Monroe County Year 2010 Comprehensive Plan, we find that the proposed deferral of ROGO and NROGO allocations is consistent with the goals, objectives and policies set forth in the Plan. **NOW THEREFORE**;

**BE IT RESOLVED** by the Planning Commission of Monroe County, Florida, that the preceding Findings of Fact and Conclusions of Law, support its decision to recommend **APPROVAL** to the Board of County Commissioners of the attached ordinance deferring ROGO and NROGO allocation awards in areas containing tropical hardwood hammock or pinelands of two acres or greater within Tier I - Conservation and Natural Areas (CNA), while staff prepares amendments to the 2010 Plan and the Land Development Regulations to further protect the ecosystem.

**PASSED AND ADOPTED** By the Planning Commission of Monroe County, Florida at a regular meeting held on the 24 March 2004.

Chair Mapes	<u>yes</u>
Commissioner Cameron	<u>yes</u>
Commissioner Margalli	<u>yes</u>
Commissioner Ritz	<u>yes</u>

Planning Commission of  
Monroe County, Florida

By \_\_\_\_\_  
Lynn C. Mapes, Chairman

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2004

Development Review  
Committee Resolution

**#D8-04**

Signed and Dated March 5, 2004



**DRC RESOLUTION NO. D8-04**

AN RESOLUTION BY THE MONROE COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
RECOMMENDING THE BOUNDARY OF  
CONSERVATION AND NATURAL AREAS (TIER I)  
AND INTERIM MORATORIUM REGULATIONS  
DEFERRING ROGO AND NROGO ALLOCATIONS IN  
THESE AREAS UNTIL LDR AND COMPREHENSIVE  
PLAN AMENDMENTS ARE DRAFTED AND  
ADOPTED BY THE COUNTY COMMISSION OR ONE  
YEAR, WHICHEVER COMES FIRST.

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**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan (2010 Plan) in GOAL 102 requires Monroe County to direct future growth to lands most suitable for development and to conserve and protect environmentally sensitive lands and Objective 102.3 requires that new development occur where site disturbances and man's activities have fewer adverse effects on natural vegetation; and

**WHEREAS**, the Florida Administrative Commission in 1996 enacted Rule 28-20.100, which created the "Work Program" in the 2010 Comprehensive Plan. The Work Program required, among other things, the preparation of a Carrying Capacity Study for the Florida Keys; and

**WHEREAS**, Year 6 (July 13, 2002 through July 12, 2003) of the "Work Program", section C., requires the County to implement the Carrying Capacity Study by the adoption of all necessary plan amendments to establish development standards to ensure that new development does not exceed the carrying capacity of the county's environment; and

**WHEREAS**, the "Work Program", section F. directs the County to initiate and complete a collaborative process for the adoption of Land Development Regulations (LDRs) and Plan amendments to strengthen the protection of terrestrial habitat; and

**WHEREAS**, the Carrying Capacity Study, completed in September 2002, concluded "that land development in the Florida Keys has surpassed the capacity of upland habitats to withstand further development"; and

**WHEREAS**, Goal 105 Smart Growth was adopted by the Board of County Commissioners in 2001 to provide a framework within the 2010 Comprehensive Plan to implement the Carrying Capacity Study; and

**WHEREAS**, Objective 105.2 of the Plan directs the County to map and designate land within the Florida Keys into three categories – Natural Area, Transition and Sprawl Reduction Area, and Infill Area; and

**WHEREAS**, the Tier Maps were drafted based on the requirements and scientific findings of the Carrying Capacity Study, Rule 28-20.100 and Goal 105; and

**WHEREAS**, the draft Tier Maps have been reviewed at public workshops in the upper and lower Keys and at Planning Commission meetings. Revisions to the maps have been made where errors in data were identified and additional revisions are recommended with this ordinance; and

**WHEREAS**, the LDR and Comprehensive Plan amendments to implement the protection of the terrestrial ecosystem requirements in Rule 28-20.100 are incomplete and the loss of valuable native habitat is continuing as development in these areas continue; and

**WHEREAS**, the Board of County Commissioners (BOCC) at a regular meeting on January 21, 2004 directed Growth Management staff to prepare an ordinance deferring ROGO and NROGO allocation awards in areas containing tropical hardwood hammock or pinelands of two acres or greater within Tier I - Conservation and Natural Areas (CNA), while staff prepares amendments to the 2010 Plan and the Land Development Regulations to further protect the ecosystem; and

**WHEREAS**, this deferment will provide protection to the natural environment while providing additional time to incorporate a comprehensive legal and financial review of the proposed amendments and to identify dedicated funding sources for land acquisition; and

**WHEREAS**, this deferment will be a demonstration of good faith to the Governor and Cabinet that the County is seriously working towards implementing the Carrying Capacity Study and Rule 28-20.100 and should be considered in substantial compliance in meeting the Work Program goals; and

**NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY, FLORIDA**, to recommend **APPROVAL** to the Monroe County Planning Commission of the following as requested by the Monroe County Planning Department:

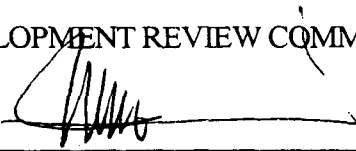
1. Designate Conservation and Natural Areas (Tier I) as represented in the Planning and Environmental Resources Department Tier Maps, including the three attached amendments.
2. Defer ROGO or NROGO allocation awards within Conservation and Natural Areas (Tier I) with a ROGO/NROGO entry date of January 14, 2004, or later involving the clearing of upland tropical hardwood hammock or pinelands habitat contained in a patch of two acres until LDR and Comprehensive Plan amendments are drafted and adopted by the County Commission or one year, whichever comes first.

**PASSED AND ADOPTED** By the Development Review Committee of Monroe County, Florida at a regular meeting held on the 24<sup>th</sup> day of February 2004.

Aref Joulani, Sr. Administrator, Development Review and Design	<u>YES</u>
Rob Will, Sr. Planner	<u>YES</u>
Ralph Gouldy, Environmental Resources Senior Administrator	<u>YES</u>
Department of Health (by fax)	<u>YES</u>
Department of Public Works (by fax)	<u>YES</u>
Department of Engineering (by fax)	<u>YES</u>

DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY, FLORIDA

By



Aref Joulani, DRC Chair

Signed this 5<sup>th</sup> day of March, 2004.